

**OCEAN VIEW MANOR CONDOMINIUM
ASSOCIATION, INC.
3600 SOUTH OCEAN SHORE BOULEVARD
FLAGLER BEACH, FL 03624**

MINUTES OF THE BOARD OF DIRECTORS' WORKSHOP

September 8, 2010

Association President Jim Stanton called the session to order at 11:00 am. Present were Directors Pinky Burgos, Bill Hopson, Bob Minahan, Alf Olsen, Jim Stanton and Terri Westwood. Director Rosemary Claxton was absent. Also in attendance were Maintenance Manager Tom Pawson and Office Manager Debi Pawson. Minutes of the previous meeting were approved as distributed.

In his opening remarks Jim noted the passing of long-time resident Jane McCusker. He expressed the Association's sympathy and condolences to her sister and son who are resident/owner members of the Association.

In the wake of last night's intrusion into one of the units by a suspected burglar, Jim asked for heightened security by all residents and the necessity to keep all building doors securely locked. Police responded quickly to a 911 call and the intruder was apprehended inside the building and placed under arrest.

Jim asked the Board to consider renting an unused storage area in the garage to an interested owner. This would turn some space never used by the Association into a revenue producer. The space has been cleaned out, painted and electric service added.

FINANCIAL REPORT: The August financial report from Dave Doolittle shows us operating slightly below budget estimates. Some line items are over budget, and some are below, leaving us about +/- 2% to the good. Our cash balance is in good shape.

We were paid fees owed for #222 dating back to 2009. The unit is now in the hands of Fanny May and will be up for sale shortly. Fanny May will pay to keep the maintenance and electric current.

No progress was reported on the foreclosure process of #113.

Two units with no electricity have dehumidifiers running daily. We will bill unit owners for the electric consumed.

We started the lien process on another delinquent unit and the owners have paid in full.

Another owner has made payment on some over-due maintenance, but still is not current.

Butch, from Advanced Cable was present to answer questions concerning the Cable TV service. Jim read a letter sent to Advanced Cable expressing some residents' concerns.

In reply Butch said that some changes were made in his office routine. He now answers calls himself both before and after office hours. His number is 386 290-5822.

The problems on channels 31 and 32 are caused by a rogue satellite that will not respond to directional signals.

A new program, "THIS" is now on channel 12. #12 no longer repeats channel 2 programming.

Changes to #41 and 42 are on hold.

MTV is on the system, but lack of a part currently prevents distribution to residents.

Fox channels 24 and 35 are not yet available in HD

Channels 33 and 34 are going digital and are awaiting equipment.

A "Sports Package" may soon be available either in Bulk rate to the Building or as an individual subscription. Butch will give us details on the options when they become available.

"Zap2it" program guide is in progress. He has hurdles to overcome.

Advanced will be getting "Direct TV" equipment installed. Users will pay DTV themselves. Butch will put together options and meet with interested owners.

MAINTENANCE REPORT: Tom reported that after- hours access to the roof has caused problems with unlocked doors blowing loose. **THE BOARD DIRECTED TOM TO CHANGE THE LOCK ON THE ROOF DOOR. THE EMERGENCY KEY WILL BE LOCKED IN THE OFFICE. PINKY, BOB, BILL AND JIM WILL HAVE OFFICE KEYS.**

Tom was not sure how the intruder got into the secure part of the building. He checked the locks on all exterior doors and again asked everyone to securely close and keep closed all doors.

The building is starting to show wear and tear on the exterior paint. He asked the Board to start thinking about a repainting project. He will supply us with some estimates and different options.

Since the last meeting, the patio has been cleaned, the retaining walls have been waterproofed and painted and the drain pipes have been extended away from the building walls. The garage vent housings have been repainted. 1 out of the 5 badly rusted bath tubs has been replaced. 2 other owners are in discussion with Tom about the issue.

There is a major leak problem between the 8th and 9th floors. The 9th floor waste piped are of smaller diameter than those on other floors. They cannot handle the flow if all 9th floor units are occupied. Also a roof drain is leaking on the 9th floor. Tom is dealing with the problems, but repairs will have to inconvenience some unit owners while they are underway.

The emergency generator performed perfectly during the recent power outage. The mechanical parts are in good condition for their age. The control parts will need up-grading soon to ensure continued reliability.

Ants in the garage and pigeons on the roof and top floors have created problems. Dave's Pest control is working to mitigate both concerns.

The materials are on hand for the outside flagpole. Tom just needs time to get it in place.

Toms has stockpiled sand bags for use in any storm emergency.

A new shop storage room was built inside the work room.

We have purchased a used commercial paint sprayer for general use in building maintenance. It will be especially useful during the pool renovations.

After discussion it was decided that the old diesel fuel tank should be drained and filled with sand.

13 of the 16 dryer exhaust fans on the roof were burned out by leaks. All have been repaired or replaced. New will have 1/2 hp motors that will run on timers.

NEW BUSINESS: Jim gave the Board a preliminary budget proposal for 2011. Board members will review it and make recommendations. The budget will be presented and adopted at the November work session.

Alf Olsen and Terri Westwood made a motion that the storeroom be rented for \$50.00 per month or to the highest bidder. The bid to be awarded 10 days after posting the notice on the bulletin board and on channel 60. The motion was approved without dissent.

As there was no further business to come before the Board, the meeting was adjourned at 1:15 pm

Respectfully submitted,

William Hopson, Secretary